



PLANNING & ZONING PERMIT REVIEW

PERMIT STATUS:

Approved

PERMIT MODIFIED

No

PROPERTY ADDRESS 233 HILLSPPOINT ROAD

TENANT ADDRESS

Master Permit ID 5330

GIS ID E04107000

PERMIT NUMBER 42345

ZONING DISTRICT B

Permit Type New Single Family
Residence

Applicant Name	Peter Nisenson	Owner Name	Gilbert Cohen
Applicant Address	136 MAIN STREET	Owner Address	233 HILLSPPOINT ROAD
Secondary Address		Secondary Address	176 East 71st St, NY NY 10012
Applicant Phone	203-822-8206	Owner Phone	203-856-0572
Email Address	peter@penbuildingcompany.com	Email Address	gibby@wawcompany.com

Residential Projects:

New House	Yes	Swimming Pool	No
Addition	No	Tennis Court	No
Interior Renovations	No	Other	No
Accessory Structure	No		
Specify Other			

Commercial Projects:

New Building	No	Signage	No
Building Addition	No	Excavation and Fill	No
Interior Renovations	No	Site Changes	No
Restaurant Patio Permit	No	Temp Zoning Permit	
Retail to Retail	No	Other	No
Specify Other			

Existing Property Uses restaurant

Project Description

For construction of new FEMA Compliant single family residence, over coverage, approved by ZBA in case #7629, and P&Z Commission for CAM Site Plan in appl. #18-035 with associated flood vents, drainage, grading, patio, landscape buffer,. Non-conversion Agreement recorded on land records, lower level to be used for limited storage only and must comply to "unfinished living area" definition in Westport Zoning Regulation, Sec. 5.

Sanitary Service Type Sewer Septic Health Dept Approval Date

ZBA Case No 7629 ZBA Approval Date 5/8/2018

P&Z Comm Approval No 18-035 Approval Date 7/26/2018

Title of Survey Site Plan	Site Development Plan		
Prepared By	Bryan Nesteriak	Prepared Date 3/2/2018	Rev Date 9/13/2018

Title of Building Plans	233 Hillspoint Rd		
Prepared By	Bruce Beinfield	Prepared Date 10/9/2017	Rev Date 9/17/2018
Number of Pages	10		

Property Address 233 HILLSPPOINT ROAD

Permit Number 42345

Lot Area Calculations:		Subtract 80% for:		Substantial Improvement No	
Gross Lot Area	5,757.00 ft ² sq	Steep Slopes	No	1/2 Market Value of Building	
Net Lot Area	5,757.00 ft ² sq	Wetlands	No		

Building Coverage:		Total Coverage:		Average Existing:	
Allowed	15	Allowed	35	Grade	8.70 ft
Proposed	27.7	Proposed	43.9		

Setbacks:				Stories:		Height:	
Allowed	Front 20.00 ft	Side 7.50 ft	Rear 25.00 ft	Allowed			
Proposed	Front 20.00 ft	Side 7.50 ft	Rear 12.00 ft	Proposed			

Signage:				Parking Spaces:			
Wall Sign	No	Allowed	Proposed	Required	2.00	Provided	2.00
Free Standing	No	Allowed	Proposed				

Prior Approvals		Date		Prior Approvals	
Health/Sewer	No			ZBA Variance Number	Yes For 7629 cov sb
Conservation WPLO/IWW/Aquifer	Yes	9/28/2018		P&Z / ARC	Yes For 18-035
Drainage/Grading/Driveway	Yes	11/26/2018		Flood Erosion Board	No For
Flood Zone	Yes	AE 13/ VE 14		Historic District Commission	No For
Floodway	No			Other	

ALL ITEMS WITH A "YES" OR CHECKED BELOW ARE REQUIRED FOR A ZCC

Foundation As-Built Survey Req'd BEFORE framing		Yes	Final Construction Cost	No	ZCC Required	Yes
Final As-Built Survey, incl. but not limited, to:		Yes	Owner Authorization	Yes		
Topography /Grading	Yes	Elevation Certificate	Yes	Construction must meet Flood Plain Regulations	Yes	
Final Building Height	Yes	Floor Elevations	No	All conditions of P&Z and /or ZBA must be adhered to	Yes	
Subsurface Structures	Yes	Parking Spaces	No	Lot to remain single family use with one kitchen	Yes	
Cellar or Basement Calcs	No			Sediment & Erosion Controls handout given	Yes	
Final P&Z Dept. Inspection	Yes			Sediment & Erosion Control MUST BE Installed & Maintained through construction until lot is stabilized.	Yes	
Attic No Half-story confirmation by Architect	No			Excavated materials cannot be used to change the approved gradings and drainage.	Yes	
Final Health Dept. Inspection /Approval.	No			All Building, Structures, Patios, and all mechanical Equip. incl. A/C Condensers, Pool Equip, and generators must meet all setbacks.	Yes	
Final Conservation Dept. Inspection /Approval	No			Work cannot exceed the scope of this permit and must be built to conform to approved building plans and survey/site plans above.	Yes	
Final Engineering Inspection /Approval: Drainage /Grading /Sewer /Driveway	Yes			Public Act 03-144 explained to applicant.	Yes	
Final Engineering	Yes					
Drainage required	Yes	Sewer Required	Yes			
Grading Required	Yes	Driveway	Yes			
Lot to be stabilized prior of zoning inspection.	Yes					

Conditions of Approval

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Permit Void If: 1. Work or activity not commenced within 1 yr of the date of issuance.

2. Construction authorized not completed within 2 yrs of the date of issuance.

Failure to comply with the conditions of approval of this permit shall constitute a violation of the Regulations.

Construction Cost 783,000.00 Permit Fee \$3,132.00 ZCC Fee \$75.00 State Fee \$60.00 Total \$3,267.00 Fee Paid Yes

Zoning Official Laurie Montagna Signature *Laurie Montagna* Applicant Signature *[Signature]*

Issued Date 11/26/2018 1:37:53 PM

Please take a few minutes to offer your feedback at www.westportct.gov/landusesurvey Your answers will be kept confidential.